



MEMORANDUM

TO: Denis Superczynski

FROM: Beth Pasierb

DATE: December 2, 2016

RE: Urbana Combined MXD-PUD application to amend zoning

The proposed revised amendment to the Villages of Urbana PUD, Northern MXD and Southern MXD zoning states that it would add 75 townhomes to the Villages of Urbana and 700 age-restricted dwelling units to the Urbana South MXD. FCPS appreciates the revisions that reduced the proposed additional dwelling units from 75 units at the Villages of Urbana, 265 dwelling units to the Urbana North MXD and 700 age restricted units to the Southern MXD. The current proposed 75 additional townhouses in the Villages of Urbana would be expected to generate 30 elementary, 10 middle and 11 high school students; all within the current Urbana ES, Urbana MS and Urbana HS attendance areas.

Urbana ES is currently operating at 137% of capacity with 14 portable classrooms. Urbana ES is expected to continue to operate significantly above capacity until both the new Sugarloaf Elementary School and the new Urbana elementary replacement school open in 2020. Together, these two schools will add approximately 927 elementary seats to the Urbana area. However, the additional students anticipated at Urbana ES, as well as the continued growth expected at Centerville ES, is expected to utilize most of the additional capacity.

Urbana MS is currently operating at 96% of SRC. Urbana MS has a maximum SRC of 900 seats. No additional middle school capacity is currently planned for the Urbana community. Assuming a consistent buildout of the current approved development in Urbana, it is anticipated that there will be a deficit of approximately 500 middle school seats at Urbana MS by the end of 15 years.

Urbana HS is currently operating at 103% of SRC. Urbana HS has a maximum SRC of 1,635 seats. Again, assuming a consistent buildout of the current approved development in Urbana, it is anticipated that there will be a deficit of almost 1000 high school seats at Urbana HS by the end of 15 years. Additional high school capacity is dependent on BOE approval of a proposed future 50 acre high school site, within the Urbana/Monrovia area south of I-70, followed by funding, design and construction of a new high school.

The proposed revised amendment to the Villages of Urbana, Northern MXD and Southern MXD zoning approval would also add 700 dwelling units to the Southern MXD. These units are proposed to be age restricted. If the age restrictions state that no persons under 18 may live in these units, then the amendment to the Southern MXD would have no impact

on the schools in this area. However, if the age restrictions are defined in any other way such as at least one individual must be 55 years or older, than it is possible that students may be living in the age restricted dwelling units.

FCPS offers the following additional comments:

1. The list of adjacent property owners does not include FCPS which owns the 13 acre elementary school site within the Urbana North MXD. FCPS also received no notice of community meetings.
2. The developer notes in the justification statement on page 18 that the new Sugarloaf ES will open in 2018 with 725 new seats. However, the seats from this new elementary school will not be available until 2020. Between 2018 and 2020, the Sugarloaf building will house the Urbana ES students and staff while their building is demolished and replaced on the same site.
3. On page 24 of the justification statement, the applicant notes the current system wide capacity at the elementary, middle and high school levels as well as the current % of SRC at the Urbana elementary, middle and high schools. The applicant states that the elementary and high schools are over capacity but notes that the new Sugarloaf ES and Urbana ES replacement will accommodate the needs at this level. In addition, the applicant states that there is ample capacity available in adjoining high school districts. As demonstrated at the beginning of these comments, the additional elementary seats at the new and replacement elementary schools, are unlikely to have a significant number of additional seats available to address needs other than those already existing or planned in current approved developments. In addition, the adjoining Liganore and Oakdale high schools, located on the north side of I-70, currently have 254 and 280 seats available respectively. However, within 5 years there will be a need for an additional 360 seats and within 10 years, 675 seats just at Urbana HS. With continued development in both the Oakdale and Liganore high school attendance areas, it is unlikely that those current additional seats will be available to address Urbana's needs. Finally, I would note that the applicant does not mention the Urbana middle school needs which, as noted above, will be significant in the next 5-15 years.
4. On page 10 of the Villages of Urbana (VoU) justification statement, the applicant notes that school facilities are, or will be made adequate per the APFO with the construction of the new and replacement elementary schools. However, the applicant does not address how the middle and high schools will be made adequate. And on page 13 of the VoU statement, the applicant incorrectly states that the new Sugarloaf ES will open in 2018. While the building will be open in 2018, the additional seats will not be available until the Urbana ES replacement building opens in 2020. Finally, on page 17 of the statement, the applicant again notes the system wide capacities at the elementary, middle and high school levels. We would note that the system wide percentages are not reflective of the capacity needs in the Urbana community which, as demonstrated above, are significant.
5. Exhibit K located in the appendix and supporting documents, illustrates the pedestrian and bicycle connectivity plan. We note that sidewalks are not provided along all streets in the Northern MXD.

If the Planning Commission chooses to approve the proposed amendment to the Urbana North MXD, Urbana South MXD and the Villages of Urbana PUD, then the FCPS staff offer the following recommendations:

1. Age restricted should be defined as no persons under the age of 18 shall reside in the home. If not, then the Urbana South MXD dwelling units should be included in the analysis of impact on schools.
2. A phasing schedule should be put in place that, at the very least, limits the construction of the new additional homes to begin no earlier than 2020 when additional elementary capacity becomes available.
3. The developer should fully address their impact on all levels (elementary, middle and high) of schools serving these developments.